



# Breakwater

Sennen





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Maria's Lane, Sennen Cove, West Cornwall TR19 7BX

Breakwater enjoys the most breathtaking sea views across miles of open water and along Sennen Cove. Bathed in sensational natural light, this exceptional modern coastal retreat is defined by impeccably arranged 5-bedroomed contemporary living complemented by sun terraces and all the versatility of an architect-designed seaside masterpiece.

















## The property

- Completed in 2022
- As featured in The Times and currently holiday let through Perfect Stays (<https://www.perfectstays.co.uk/property/breakwater>)
- Reception hall with feature tiled wall and bespoke Jo Downs glasswork
- Double aspect, light and spacious open plan kitchen / dining / living area communicating perfectly with the full width terrace and enjoying the sea views. Vaulted ceiling providing a feeling of luxury and space. Scan woodburner.
- German kitchen (Nolte) with silestone tops, Miele appliances (oven, microwave / combi, induction hob, dishwasher fridge and freezer). Quooker tap.
- Stunning sitting room with mesmerising views and access to the terrace
- Utility room
- WC
- Superb master bedroom suite with sea views and access to the garden. Dressing area with fitted wardrobes. Spacious and luxuriously appointed 4-piece en suite bathroom.
- Three further bedrooms with sea views (two of the bedrooms share an en suite shower room)
- Beautifully appointed bathroom
- Lower ground floor cinema / games room with access to the garden terrace and adjacent storage room
- Fifth bedroom (with garden access)
- Plant room
- Comms room

## The garden, terraces, stores and parking

- Low maintenance wrap around gardens
- Seaward facing terraces with bespoke curved sitting area, planted beds and lighting
- Fitted hot tub
- Full width terrace (accessed from the main living spaces) with steps descending to the main garden
- Level area of lawn
- Dining terrace
- Gated forecourt parking for four cars
- Bin store area
- Storage cupboard (adjacent to main entrance)
- Surf shower
- Undercroft storage
- External lighting

## Distances

Sennen (beach) – 0.5; Land's End – 2.5;  
Land's End Airport – 3; Minack Theatre (Porthcurno) – 4.5;  
St Just – 5; Cape Cornwall (National Trust) – 6.5;  
Newlyn – 8.5; Mousehole – 9; Penzance (mainline rail) – 9;  
St Michael's Mount – 12; Zennor – 14; Carbis Bay – 17.5;  
St Ives – 18.5;

(All distances are approximate and in miles)







## The location

Breakwater is one of the very finest contemporary homes to have been built in the area in recent years. Designed and project managed by award-winning Truro-based architects, Laurence Associates (<https://laurenceassociates.co.uk/projects/breakwater/>), this exceptional coastal home occupies an elevated position on the seaward side of Maria's Lane, one of west Cornwall's most desirable addresses.

The sea views enjoyed from Breakwater are simply breathtaking and utterly mesmerising. The eye is taken across miles of open sea and along the shoreline with a backdrop of the countryside beyond Sennen. On a clear day, the views even extend as far as the famous Longships Lighthouse and Isles Of Scilly.

Weather systems come and go, the waves crash against the rocks and the surf meets beach: this is arguably the best sea view of anywhere in the Westcountry.

The beaches at Sennen and Gwynver are widely considered to be amongst the finest in the country and this sensational home is perfectly positioned for the very best that west Cornwall has to offer.

Within just a few miles of the property, some of Cornwall's most iconic and photographed destinations can be found including the Minack Theatre, Porthcurno beach, Cape Cornwall, Mousehole harbour, the fishing harbour at Newlyn, Land's End and St Michael's Mount.

## Tenure, services and specification information

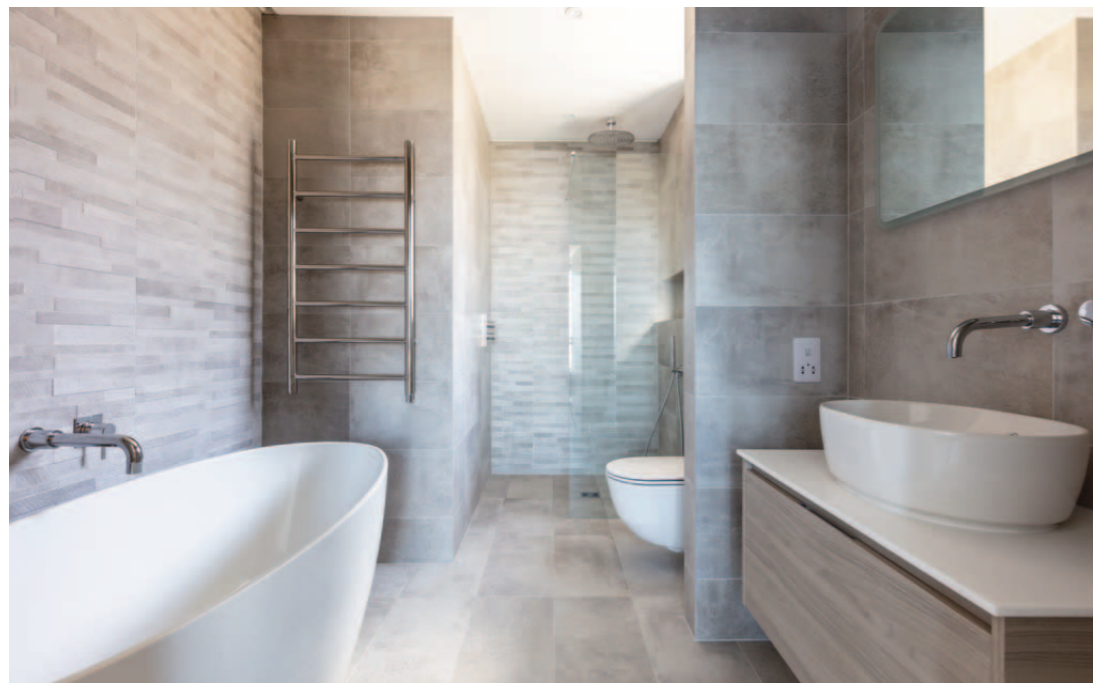
Freehold. Mains water, drainage and electricity. Air source (Daikin) with underfloor heating throughout. Broadband: Superfast (fibre) is available in the postcode.

- Aluminium windows and doors
- Italian porcelain tiles
- Sonos sound (cinema room)
- Lithe sound (open plan living and sitting rooms)
- Hardwired fire / CO alarm system
- Larch cladding
- Fumagalli external lighting with motion sensor
- Millboard decking
- Electric gate
- EV charging point (myenergi/zappi)
- 10-year guarantee (Build Zone)

## Directions

From Penzance, continue west along the A30 all the way as far as Sennen. Upon entering the village, turn right towards Sennen Cove and take the second left into Maria's Lane. Continue until along until reaching the property on the right hand side.

**What 3 Words** ///discussed.models.coverage











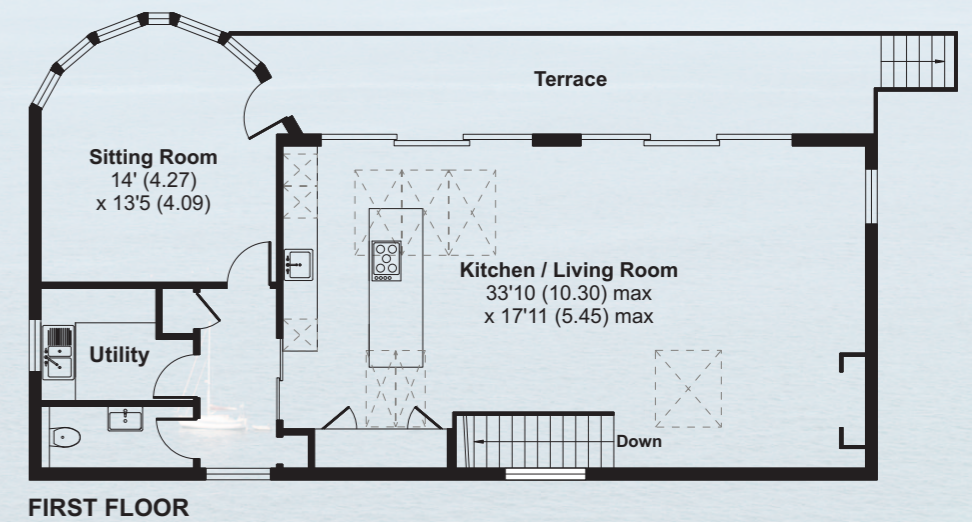
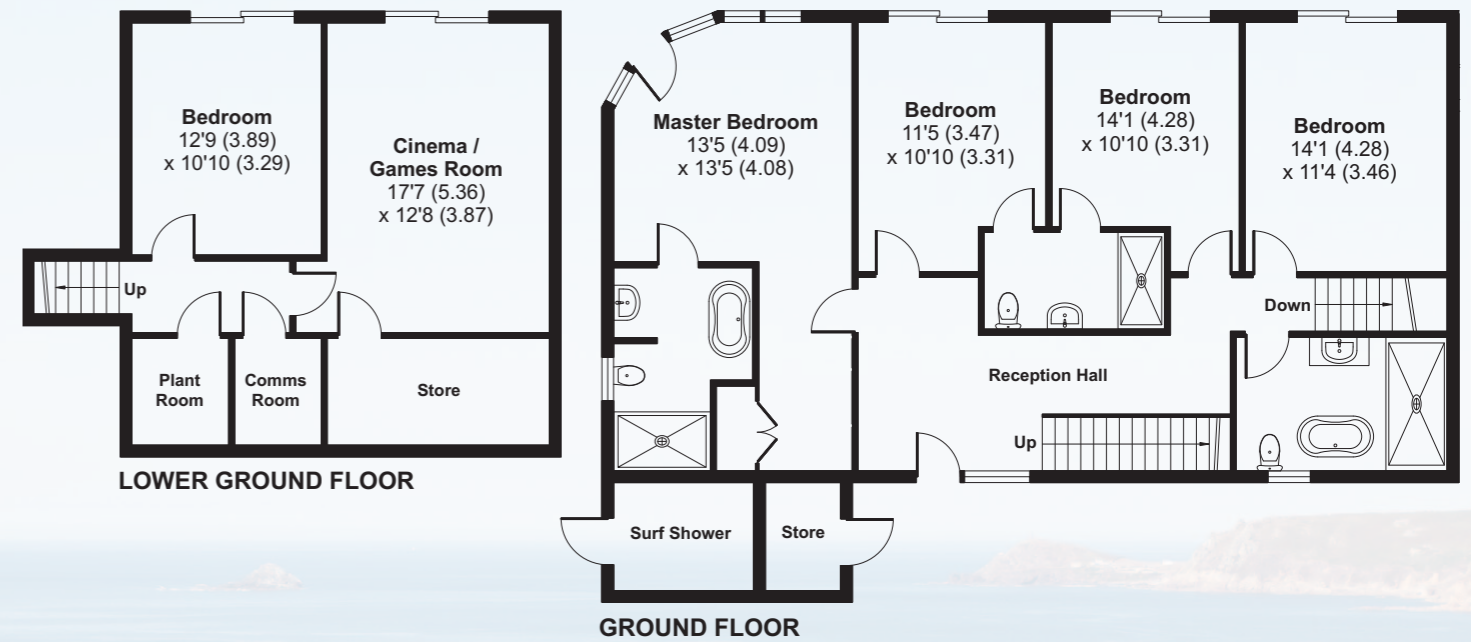




# Breakwater, Maria's Lane, Sennen Cove, Penzance, TR19 7BX

Main House = 2670 sq ft / 248 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Shore Partnership Limited. REF: 1120819

**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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## WHERE YOU LIVE MATTERS

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